

**FAIRFAX COUNTY PLANNING COMMISSION
CAPITAL IMPROVEMENT PROGRAM COMMITTEE
THURSDAY, MARCH 23, 2006**

COMMITTEE MEMBERS PRESENT:

John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Rodney Lusk, Lee District
Peter F. Murphy, Jr., Springfield District

COMMITTEE MEMBERS ABSENT:

None

OTHER PLANNING COMMISSION MEMBERS PRESENT:

Walter A. Alcorn, At-Large
James R. Hart, At-Large

OTHERS PRESENT:

Barbara J. Lippa, Executive Director, Planning Commission Office
Linda B. Rodeffer, Clerk, Planning Commission Office
Leonard Wales, County Debt Manager, Department of Management and Budget (DMB)
Mary Casciotti, Assistant County Debt Manager, DMB
Martha Reed, Budget Analyst, DMB
David Marshall, Assistant Director, Planning Division (PD), Department of Planning and Zoning (DPZ)
Leanna Hush, Planner, PD, DPZ
Carey F. Needham, Chief, Building Design Branch, Planning and Design Division (PDD), Department of Public Works and Environmental Services (DPWES)
Gary Chevalier, Director, Office of Facilities Planning Services, Fairfax County Public Schools (FCPS)
Diedre Lavery, Principal, Glasgow Middle School
Lee Ann Pender, Director, Administrative Services, FCPS
Mark Goldberg, Belvedere Elementary School Parent Teachers Association
Craig Meiser, Broyhill Crest Civic Association
George Waters, Citizen

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Planning Commission Chairman Peter F. Murphy, Jr., constituted the meeting at 7:04 p.m. in the Board Conference Room, at 12000 Government Center Parkway, Fairfax, Virginia, pursuant to Section 4-102 of the Commission's *Bylaws & Procedures* and indicated that the first order of business was to elect a committee chairman.

Commissioner de la Fe MOVED TO ELECT RODNEY L. LUSK AS CHAIRMAN FOR 2006.

The motion was seconded and carried unanimously.

Chairman Lusk stated that at the recent Planning Commission public hearing on the Capital Improvement Program (CIP), the question of possibly increasing the bonding capacity of Schools had been raised due to escalating construction costs. Therefore, he said Leonard Wales, County Debt Manager, Mary Casciotti, Assistant County Debt Manager, and Martha Reed, Budget Analyst, Department of Management and Budget (DMB), had been invited to the meeting to answer questions about this issue.

Mr. Wales said increasing the debt capacity of Schools from \$130 million to \$155 million had been discussed at staff level for quite some time. He explained that the Advertised FY 2007-2011 CIP recommended raising the County's total debt limit from \$200 million to \$275 million a year and discussions had taken place about how to allocate this increase. He said current thought was to provide \$25 million to Schools and reserve the other \$50 million for the County for increases in additional public safety, transportation, and parks' requirements. He noted that the unknown factor at this time was the amount of money that would be need for transportation; therefore, funding had been included to accommodate those needs if necessary.

Responding to a question from Chairman Lusk, Mr. Wales said if the Planning Commission recommended that the Board of Supervisors approve this increase, it would be discussed during markup on April 24, 2006.

In response to a question from Commissioner Alcorn, Mr. Wales said that if the proposed increase was approved, it would not have a substantial impact on the County's bond rating, assuming revenue increased at least five percent a year.

Responding to another question from Commissioner Alcorn, Mr. Wales said if the County maintained the current pace of revenue growth, the penny of the real estate tax earmarked for affordable housing would remain at about eight percent of the total revenue.

Responding to another question from Commissioner Alcorn, Mr. Wales said the County had no plans to refinance its debt this year but that was a possibility in the future depending upon market conditions.

Commissioner de la Fe MOVE THAT THE COMMITTEE RECOMMEND THAT THE PLANNING COMMISSION SUPPORT THE REQUEST TO INCREASE THE DEBT CAPACITY OF SCHOOLS IN THE AMOUNT OF \$25 MILLION DOLLARS.

The motion was seconded and carried unanimously.

Martha Reed, Budget Analyst, DMB, responded to questions from Commissioner Murphy about the inclusion of \$6.5 million to renovate the Belle Willard Center for use as a health lab.

Commissioner Murphy MOVED THAT THE COMMITTEE RECOMMEND THE PLANNING COMMISSION SUPPORT THE REQUEST FOR \$6.5 MILLION TO RENOVATE THE BELLE WILLARD CENTER FOR USE AS A HEALTH LAB.

The motion was seconded and carried unanimously.

Mr. Wales responded to questions from Commissioner Alcorn about the balance between the bond and pay-down programs. Commissioner Alcorn noted that in the last few years significant contributions, about \$5 or \$6 million, had been made by developers for schools and said that should be reflected in the CIP.

Chairman Lusk said an issue raised at the public hearing by the Fairfax Falls Church Community Services Board was the immediate need for a barrier free physically accessible group home to support housing for six to eight residents with mental disabilities at a cost of \$1.5 million. Ms. Reed pointed out that this item had been submitted as part of the Community Services Board (CSB) CIP, not as a budget request, but the testimony indicated that the agency would like to have funding accelerated. David Marshall, Assistant Director, Planning Division, Department of Planning and Zoning, said part of the problem with this particular item was that its scope had not been defined and pointed out that it was shown on the long term list. Mr. Wales responded that in order to get it funded in FY 2007, a member of the Board of Supervisors would have to it as a consideration item which would then be voted on by the full Board as part of the add-on process at carryover. He said the other option would be to recommend that it be moved up in priority in the CIP and request the BOS earmark it as a carryover item. Otherwise, he said the agency would have to try to include it in the County Executive's FY 2008 budget recommendations.

Carey F. Needham, Chief, Building Design Branch, Planning and Design Division, Department of Public Works and Environmental Services (DPWES), said this particular project had been a last minute push by the CSB. He said DPWES staff had not looked at it specifically but the intent was to find land on which to locate this facility. He said the CSB was working with an architect to create a concept design, but a detailed evaluation needed to be conducted and a potential site identified before going forward with a dollar amount for construction.

Commissioner Murphy suggested that it might be possible to get land for this facility proffered in a rezoning application as part of the Affordable Dwelling Unit (ADU) process because the infrastructure would be in place. Commissioner de la Fe commented that it would be even better if a developer proffered not only the land but the facility too.

Mr. Wales said that staff had done an extensive review of available County-owned land and each Supervisor had been briefed on parcels in their districts. He pointed out that there were competing needs and although ideas had been suggested, no concrete plans had been developed; therefore, money could not be set aside at this time.

In response to a question from Commissioner de la Fe, Mr. Wales said that all County property had been looked at, including school facilities used for administrative purposes, and the vast majority was not usable. He said of approximately 740 parcels, less than 40 could be converted to other types of use. Mr. Wales explained that the Redevelopment and Housing Authority was also looking at parcels that might be able to be used for housing and that 50 parcels were in the process of being transferred to the Park Authority.

Commissioner Alcorn said at a recent High-Rise Affordability Panel meeting, a discussion had taken place about how to take land out of the equation for affordable housing costs. He also said it was possible that publicly owned land would be used for different purposes today than in the last 30-40 years.

Commissioner Alcorn MOVED TO SUPPORT THE PROJECT DESCRIBED BY THE COMMUNITY SERVICES BOARD AND ENCOURAGE THE CSB TO SCOPE THE PROJECT, WORKING WITH THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AND THE DEPARTMENT OF REDEVELOPMENT AND HOUSING, AND THAT FUNDING BE IDENTIFIED TO DO THIS IN THE COMING YEAR THROUGH PROFFERS AND OTHER SOURCES.

The motion was seconded and carried unanimously.

Commissioner de la Fe noted that the CIP showed this as a priority 2 item for \$2 million for a model prototype barrier free group home in a district to be determined.

Chairman Lusk said that another item raised at the public hearing was housing for the homeless and the feasibility of creating efficiency apartments for single room occupancy (SRO) housing to address the current need. He said temporary shelters in churches would close on April 1 and it was not known at this time where those people would be housed. He said it was a pressing issue and the Chairman of the Board of Supervisors planned to hold a summit on it in about two weeks. Commissioner Alcorn noted that although there were no specific recommendations at this time to address this issue, it might be possible to encourage the Board to incorporate facilities into the CIP and the planning process to provide permanent shelter for the homeless. Commissioner de la Fe recalled that the testimony at the CIP public hearing was not a request for more homeless shelters, but for SROs, which could be controversial. Chairman Lusk said unfortunately there were misperceptions about the type of individuals who would live in SROs and the assumption that they were not working and on public assistance with mental health and substance abuse issues was not always the case. He said many individuals worked every day but could not afford to pay for housing. He added that this problem should be addressed as soon as possible because with each passing year it was only going to become worse.

Commissioner Lusk MOVED THAT THE COMMITTEE SUPPORT THE FOLLOWING RECOMMENDATIONS:

- INCREASE THE COUNTY'S DEBT CAPACITY;
- THE REQUEST FOR \$6.5 MILLION TO RENOVATE THE BELLE WILLARD CENTER FOR USE AS A HEALTH LAB;
- WORK WITH DPWES AND RDA TO DEVELOP AND FUND BARRIER FREE GROUP HOMES;

- CONSIDER THE POSSIBILITY OF ESTABLISHING SROS IN THE FUTURE.

Commissioner De la Fe seconded the motion which carried unanimously.

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The meeting was adjourned at 7:50 p.m.
Rodney Lusk, Chairman

An audio recording of this meeting is available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Linda B. Rodeffer

Approved: July 11, 2006

Linda B. Rodeffer, Clerk
Fairfax County Planning Commission